

**SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8**.

**BLACKBURN NEIGHBOURHOOD ACTIVITY CENTRE AND NUNAWADING (MEGAMILE) MAJOR ACTIVITY CENTRE****1.0****Design objectives**

To ensure development is consistent with the *MegaMile [west] and Blackburn Activity Centres Urban Design Framework 2010* (the UDF) and Clause 11.03-1L-01 Blackburn Neighbourhood Activity Centre.

To create a strong and distinct image for both the MegaMile West precinct of the Nunawading Major Activity Centre and Blackburn Neighbourhood Activity Centre.

To facilitate the redevelopment of potential opportunity sites and key gateway sites.

To encourage high quality design and modest built form accentuation on key gateway sites as defined by the UDF.

To ensure that new development is sensitively designed and complements or enhances the existing character of the area including the protection of heritage buildings.

To encourage an appropriate transition in building heights to the residential areas adjoining the activity centres.

To ensure that Environmentally Sustainable Development principles are incorporated into the design of new development.

To ensure that buildings within core retail areas and along key pedestrian streets create a well defined and 'active' street edge.

To ensure the new development makes best use of available space, achieving a more compact and sustainable urban form.

To ensure access for all levels of mobility and for all forms of travel.

To create a high quality pedestrian environment to encourage walking around the centres.

To encourage high quality landscaped frontages and avoiding car parking in front setbacks where setbacks are preferred.

To ensure an acceptable interface is achieved between new development and the railway corridor.

**2.0****Buildings and works**

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

**Building heights**

- Buildings and works should not exceed the preferred maximum building height specified in the table and map to this schedule.
- An application to exceed the preferred maximum building height must demonstrate how the development will continue to achieve the Design Objectives and Built Form Outcomes of this schedule and any local planning policy requirements. Other decision guidelines include:
  - Achieving high or superior architectural quality.
  - Achieving innovation with respect to environmental sustainability.
  - Involving innovative approaches to heritage fabric.
  - Achieving an equivalent or better design outcome.
  - Minimising impacts on amenity.
  - The design response to the site context.
  - Achieving specific urban design outcomes such as vista retention, protection of the public realm from excessive shadowing, or transition to other land, or achieving specific land use outcomes.
- The preferred maximum building height excludes rooftop services which should be hidden from view from any adjoining public space or designed as architectural roof top features. Roof top services

## WHITEHORSE PLANNING SCHEME

includes but is not limited to plant rooms, air conditioning, lift overruns and roof mounted equipment.

### Building setbacks

- Buildings and works should be in accordance with the preferred street setbacks specified in the table and maps to this Clause.
- Properties abutting a residential zone must provide transitional upper level setbacks at the residential interface to maintain the amenity of adjoining residential properties.
- Built form for non-residential uses at ground level should provide active frontages to streetscapes.
- Recessed upper levels are preferred to reduce the appearance of building bulk.
- An application to vary the preferred street setbacks must demonstrate how the development will continue to achieve the Design Objectives and Built Form Outcomes of this schedule and any local planning policy requirements.

**Table to Schedule 8**

Precinct	Preferred maximum height	Preferred street setbacks	Built form outcome
DDO8-A (Railway and Whitehorse Roads)	11 metres	No front setbacks	<p>Development must consider Clause 11.03-1L-01 Blackburn Neighbourhood Activity Centre, where applicable.</p> <p>Active frontages along Railway Road and Whitehorse Road.</p> <p>Development on the north side of Whitehorse Road may be considered above the preferred maximum height where it considers and responds to adjacent higher buildings.</p> <p>The scale and design of new development should respect the amenity of adjoining residential zones.</p> <p>New buildings along Railway Road should be designed to reflect the fine grain built form and generally low scale of the Blackburn Station Shopping Centre.</p>
DDO8-A (Vine Street)	11 metres	Apply setback requirements in accordance with ResCode	<p>Well designed development which has regard to potential heritage and character in the scale and design of new buildings.</p> <p>Upper levels are setback to reduce building bulk, and to allow for a transition in height to adjoining residential areas and maintain residential amenity.</p> <p>Development should have regard to the Date Palm trees.</p>
DDO8-B (Whitehorse Road)	11 metres	3-5 metre landscaped front setback	<p>High quality streetscapes with landscaping.</p> <p>Well designed higher density development which has regard to potential heritage and character in the scale and design of new buildings.</p> <p>The scale and design of new development should respect the amenity of adjoining residential developments.</p> <p>Active frontages along Whitehorse Road.</p>
DDO8-C (Properties fronting Albert St, Chapel St, and on the south side of Railway Road)	15 metres	3 metre landscaped setback	<p>Development must consider Clause 11.03-1L-01 Blackburn Neighbourhood Activity Centre, where applicable.</p> <p>To incorporate landscaping, including canopy trees where appropriate.</p> <p>Active frontages along Albert Street, Chapel Street and Railway Road.</p>

## WHITEHORSE PLANNING SCHEME

Precinct	Preferred maximum height	Preferred street setbacks	Built form outcome
DDO8-C (Properties fronting Whitehorse Road and on the north side of Railway Road)	15 metres	No front setbacks	<p>Development must consider Clause 11.03-1L-01 Blackburn Neighbourhood Activity Centre, where applicable.</p> <p>Active frontages along Whitehorse Road and Railway Road with weather protection where possible.</p> <p>Upper levels are setback to reduce building bulk, and to allow for a transition in height to adjoining residential areas and maintain residential amenity.</p>
DDO8-C (Remaining areas)	15 metres	Apply setback requirements in accordance with ResCode	<p>Development must consider Clause 11.03-1L-01 Blackburn Neighbourhood Activity Centre, where applicable.</p> <p>Well designed higher density residential development which has regard to potential heritage and character in the scale and design of new buildings.</p>
DDO8-D (160 Whitehorse Road, Blackburn, and sites over 10,000m <sup>2</sup> )	21 metres	3-5 metre landscaped front and side street setbacks	<p>160 Whitehorse Road is a gateway site to the Blackburn Neighbourhood Activity Centre and Nunawading (MegaMile) Major Activity Centre, and its built form should reflect this status as a visually prominent landmark.</p> <p>Create a high quality design of the public and private realms to provide a strong and consistent image for the Nunawading (MegaMile) Major Activity Centre, including landscaping.</p> <p>Avoid subdivision and support consolidation of sites to accommodate larger format buildings.</p> <p>These sites should have customer and delivery vehicular access, landscaping, and car parking that is not visually obtrusive when viewed from the street (preferably underground).</p>
DDO8-D (Remaining areas)	11-15 metres	3-5 metre landscaped front and side street setbacks	<p>Improve the quality of streetscape treatment and landscaping, particularly along Whitehorse Road between Ceylon and Cottage Streets.</p> <p>Create a high quality design of the public and private realms to provide a strong and consistent image for the MegaMile.</p> <p>Avoid subdivision and support consolidation of sites to accommodate larger format buildings.</p> <p>These sites should have customer and delivery vehicular access, landscaping, and car parking that is not visually obtrusive when viewed from the street (preferably underground).</p>
DDO8-E (Land bounded by Surrey Road, Maple Street and Whitehorse Road)	9 metres	3-5 metre landscaped front setback	<p>High quality streetscapes incorporating landscaping.</p> <p>Active frontages along Surrey Road, Maple Street and Whitehorse Road.</p>
DDO8-E (Remaining areas)	9 metres	In accordance with ResCode (excludes non-residential zones)	<p>The scale and design of new development should respect the amenity of adjoining residential developments.</p> <p>Discourage blank and inactive facades on built forms adjoining pedestrian walkways, footpaths, carparks and laneways, where applicable.</p>

## WHITEHORSE PLANNING SCHEME

Precinct	Preferred maximum height	Preferred street setbacks	Built form outcome
DDO8-F (28-30 Blackburn Road)	10 metres or 9 metres if adjoining residential zone.	3-5 metre landscaped front setback	Development must consider Clause 11.03-1L-01 Blackburn Neighbourhood Activity Centre, where applicable.  Improved streetscape interface and active frontage.
DDO8-F (Remaining areas)	10 metres or 9 metres if adjoining residential zone.	No setback	Development must consider Clause 11.03-1L-01 Blackburn Neighbourhood Activity Centre, where applicable.  New buildings designed to reflect the form and scale of existing heritage and older contributory buildings along South Parade.  Active frontages along all roads with weather protection where possible.  Discourage blank and inactive facades on built forms adjoining pedestrian walkways, including footpaths, carparks and laneways, where applicable.

**3.0**  
Historic  
21/07/2022  
C222whse

### Subdivision

A permit is not required to subdivide land.

**4.0**  
Historic  
21/07/2022  
C222whse

### Signs

None specified.

**5.0**  
Historic  
21/07/2022  
C222whse

### Application requirements

None specified.

**6.0**  
Historic  
21/11/2024  
C234whse

### Decision guidelines

None specified.

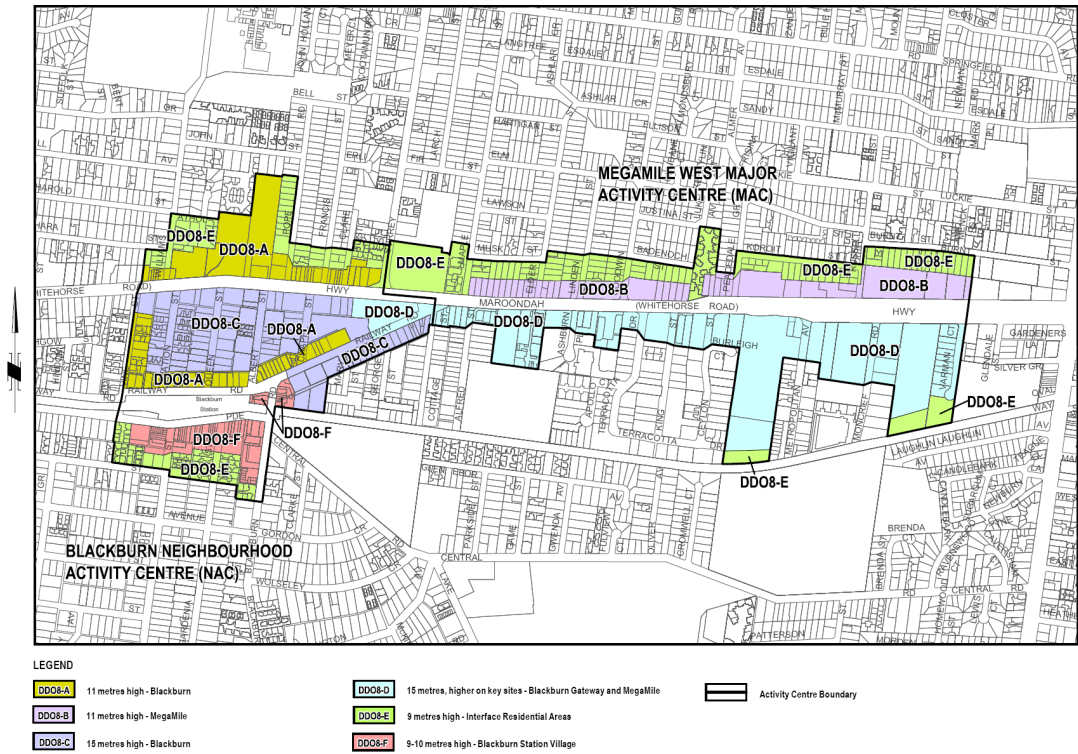
## 7.0 Background documents

MegaMile [west] & Blackburn Activity Centres Urban Design Framework (Planisphere, 2010)

# WHITEHORSE PLANNING SCHEME

## Map 1 Blackburn Neighbourhood Activity Centre and MegaMile West (Nunawading Major Activity Centre) Building Height and Setback Precinct Plan

### WHITEHORSE PLANNING SCHEME - SCHEDULE TO DDO8



*Note: DDO8-E as applicable to 60 Terracotta Drive, 288 Whitehorse Road and 20 Varman Court is measured 30 metres north from the southern boundary of those sites.*